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RECENT GROWTH IN
CONTRA COSTA COUNTY,
THE SAN FRANCISCO BAY AREA,
AND CALIFORNIA

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Recent Population Growth in California (1985-1986)

According to recent population estimates released by the California Department of Finance, the state grew by 623,000 persons between June 30, 1985 and June 30, 1986. More than one half of the gain was the result of in-migration. The jump in population was the biggest one year increase since 1942-1943, when defense industries lured thousands of workers and their families to the state. Almost two thirds (395,000) of the new residents live in the greater Los Angeles-Orange-San Diego metropolitan areas of Southern California. The net increase in the San Francisco Bay Area's population amounted to 80,600 additional residents over the twelve month period (see Table I).

TABLE I
POPULATION GROWTH IN
SELECTED CALIFORNIA COUNTIES
(1985-1986)

<u>County</u>	<u>Population Increase</u>	<u>Percentage Increase</u>
Los Angeles	159,600	2.0%
San Diego	75,700	3.6
Orange	43,600	2.0
San Bernardino	55,600	5.1
Riverside	45,900	5.6
Ventura	14,700	2.4
Sub-total: LA-San Diego	395,100	2.7
Sacramento	26,500	3.0
San Joaquin	16,100	3.9
San Luis Obispo	7,100	3.8
Lake	1,300	2.7
Sierra foothills/ Mother Lode (9 counties)	16,300	3.9
Santa Clara	6,700	0.5
San Francisco	14,800	2.0
Alameda	18,900	1.6
Contra Costa	14,500	2.0
Solano	11,400	4.2
Sonoma	10,400	3.1
Sub-total: SF Bay Area (9 counties)	80,600	1.4
Total: California	623,000	2.4

Source: California Dept. of Finance
estimates for July 1, 1985
and 1986.

In terms of the percentage increase in population (the rate of growth), California as a whole grew at an annual rate of 2.4%. Some of the fastest growing urban counties in the state are in Southern California, including Riverside (5.6% increase), San Bernardino (5.1%), and San Diego (3.6%). Other counties that are growing faster than the statewide average are located in the Bay Area (Solano and Sonoma), in the Central Valley (San Joaquin, Sacramento), in the foothills of the Sierra, and on the Central Coast (San Luis Obispo).

In the two population centers of the state, the six counties of the huge Los Angeles-San Diego megalopolis are growing at a rate of 2.7%, while the nine counties of the San Francisco Bay Area are growing only half as fast (1.4% annually). Surprisingly, the largest county in the Bay Area, Santa Clara, grew very slowly over the last year (0.5%), reflecting the continuing slowdown in the electronics industry and other constraints. The most rapidly growing region of California is the Mother Lode country, consisting of the retirement and recreation communities in the Sierra Nevada foothills stretching from Mariposa to Sierra County, including Lake Tahoe.

Population Growth in California (1980-1986)

Since the U.S. Census taken in April, 1980, California has grown by an incredible 3.3 million residents. The urbanized area in Southern California, consisting of the Los Angeles Basin, Ventura and Orange Counties, and the San Diego metropolitan region, now contains an estimated population of 15.3 million, while the State population has surged to almost 27 million (see Table II).

In contrast, the San Francisco Bay region has grown by almost one half million persons since 1980, representing a 9.4% increase. The Bay Area is now home to 5.7 million residents scattered throughout nine counties. Three counties in the region have grown very slowly over the last six years (Marin, Napa, and San Mateo), the four largest counties have grown at a rate slightly less than the statewide average of 14% (Santa Clara, Alameda, San Francisco, and Contra Costa), and the remaining two northern counties (Solano and Sonoma) are experiencing rapid growth as they change from a rural to suburban environment. While Contra Costa's growth rate for the 1980 to mid-1986 period was higher than the regional average, it's interesting to note that in the East Bay, Alameda County has added a third more residents (106,600) than Contra Costa (73,500).

TABLE II
POPULATION GROWTH IN
SELECTED CALIFORNIA COUNTIES
(1980-1986)

<u>County</u>	<u>Pop. Increase (1980-1986)</u>	<u>% Increase (1980-1986)</u>	<u>1986 Population</u>
Los Angeles	815,400	10.9%	8,292,800
San Diego	344,100	18.5	2,205,900
Orange	238,300	12.3	2,171,200
San Bernardino	243,000	8.4	1,138,000
Riverside	201,400	9.6	864,600
Ventura	86,200	27.1	615,400
Sub-total: LA-San Diego	1,928,400	14.4	15,287,900
Sacramento	133,300	17.0	916,700
San Joaquin	83,700	24.1	431,000
San Luis Obispo	39,700	25.5	195,100
Lake	12,600	34.7	49,000
Sierra foothills/ Mother Lode (9 counties)	90,200	26.2	434,100
Santa Clara	108,200	8.4	1,403,300
Alameda	106,600	9.6	1,212,000
San Francisco	65,600	9.7	744,600
Contra Costa	73,500	11.2	729,800
San Mateo	28,100	4.8	615,400
Sonoma	45,100	15.1	344,800
Solano	50,800	21.6	286,000
Marin	4,700	2.1	227,300
Napa	5,300	5.3	104,500
Sub-total: SF Bay Area (9 counties)	487,900	9.4	5,667,700
Total: California	3,312,800	14.0	26,980,800

Source: U.S. Census of 1980; California
Dept. of Finance estimates for
July 1, 1986. Figures have been
rounded.

Recent Housing Growth in Contra Costa County


During the year ending December 31, 1986, almost 7,800 housing units were completed throughout Contra Costa County, an increase of 24% over the previous year. Seventy percent of the new housing completions were in either the traditional growth areas of the North Central cities (Concord, Pleasant Hill, and Walnut Creek) or in East Contra Costa (Antioch, Pittsburg, Brentwood, and Oakley). Surprisingly, housing growth during 1986 in the San Ramon Valley was only 1,002 units, trailing the West County area (1,365 units), North Central County (2,648 units), and East County (2,775 units) (see Table III).

Table III breaks down housing completion data for each jurisdiction by type of unit, categorized as single family homes (either detached homes on separate lots, or attached condominiums or townhouses) and multiple family (apartment) units. It should be noted that the data in Table III measure housing unit completions, i.e. a **final** building permit, not the issuance of an initial building permit to construct. Thus, the numbers are a very accurate representation of exactly how many units were actually finished and ready for occupancy. Housing construction "hot spots" are illustrated on Map 1, at the end of this report.

In Contra Costa County, **Antioch** has been by far the most active location for new home construction. The city registered an incredible 1,200 units completed during the last year, or a building pace of 100 new homes each month. One out of every six new housing units built in the County last year was in Antioch. Construction in the city was divided roughly equally between single family homes (676 units) and new apartment units (521 units). Much of the building has occurred in the rapidly growing Southeast Antioch area along Hillcrest Avenue. Several thousand additional units are currently under construction in this area, and a total buildout of approximately 15,000 homes has been planned.

In neighboring **Pittsburg**, a total of 430 apartment units were finished during the last year. New rental housing is being built in Pittsburg, as well as in Antioch, at a very rapid pace. Both cities gave preliminary approval during 1986 to build 1,000 apartment units, some of which are reflected in the completed numbers. In Pittsburg, about 100 single family homes were also added, primarily located in the foothills south of Route 4.

The small city of **Brentwood** experienced a very high rate of growth during the last year. Well over 300 homes were completed in several medium sized subdivisions that have been constructed on the west side of the city. North of Brentwood in the unincorporated community of **Oakley**, a similar amount of growth (335 homes) has occurred. Oakley's new housing is centered in the large Gateway project (Garrow & Cardinale), as well as in the later phases of subdivisions being built by the Hofmann Company, Seeno, Woodhill Development, and others. Development activity is expected to remain strong in both the Brentwood and Oakley areas in the coming years, assuming major infrastructure problems do not constrain growth.



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TABLE III

HOUSING GROWTH BY AREA
AND TYPE IN
CONTRA COSTA COUNTY
(1986)

	Single Family Homes	Multiple Family Units	Total
	-----	-----	-----
EAST COUNTY			
Antioch	676	521	1,197
Pittsburg	104	430	534
Brentwood	327	0	327
Unincorporated	706	11	717
Sub-total	1,813	962	2,775
NORTH CENTRAL COUNTY			
Martinez	178	32	210
Concord	307	481	788
Clayton	3	0	3
Pleasant Hill	290	224	514
Walnut Creek	185	406	591
Lafayette	27	0	27
Moraga	86	0	86
Orinda	20	0	20
Unincorporated	387	22	409
Sub-total	1,483	1,165	2,648
SAN RAMON VALLEY			
Danville	124	0	124
San Ramon	202	24	226
Unincorporated	574	78	652
Sub-total	900	102	1,002
WEST COUNTY			
El Cerrito	9	16	25
Richmond	230	435	665
San Pablo	(1)	12	11
Pinole	80	54	134
Hercules	317	161	478
Unincorporated	36	16	52
Sub-total	671	694	1,365
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COUNTY TOTAL	4,867	2,923	7,790

Source: Contra Costa County Community Development Department
population and housing estimation program

Note: Condos and townhouse units are included in the
Single Family Homes category.

The only other areas in East County where significant new housing is being built is in the unincorporated communities of West Pittsburg and Discovery Bay. In **West Pittsburg**, over 300 new units were completed during 1986, including 56 new homes in Kaufman & Broad's California Landing project, 90 homes in Presley's Amber Cove, and another 150 units spread out between the Lynbrook project (Crocker Homes) and Woodhill's Westwood Village. In **Discovery Bay**, the planned community of waterfront homes near Byron, 62 units were finished during 1986 by either custom homebuilders or the master builder of the project, the Hofmann Company.

North Central County includes the five northern cities along I-680, from Martinez to Walnut Creek, as well as Lamorinda (Lafayette, Moraga, and Orinda). This part of the County has historically been a high growth area since the 1950's. The cities are now reaching a built out environment, as the last remaining vacant parcels are being developed. In addition, the downtown business districts in some of the cities are being redeveloped with multiple family housing. Surprisingly, the North Central cities of Concord, Walnut Creek, and Pleasant Hill added almost 1,900 units of housing last year, compared to about 2,050 units added in the three East County cities. However, the building activity in North Central County is expected to slow in the coming years.

Concord, the largest city in the County, has experienced very strong residential growth recently. Over 300 single family homes were completed in outlying subdivisions on Pine Hollow Road and elsewhere. An impressive amount of multiple family housing, almost 500 units, was also built, most of which consisted of several large apartment complexes built along Clayton Road, between Kirker Pass and Alberta.

In **Walnut Creek**, over 400 units of apartments were also added to the housing stock. Most of the projects were located in the downtown area, with some construction along Oak Road. New single family development included the Main Chance townhouses north of the downtown. The City of **Pleasant Hill** added over 500 housing units, with several hundred single family homes finished in subdivisions on the hilly west side of the city. About 150 new senior citizens apartments were also constructed in the large Ellinwood mixed use project. Homebuilding activity in these two cities is expected to slow significantly in the coming years, however, due to slow growth initiatives recently adopted by the voters, as well as a dwindling supply of vacant land for development.

A significant amount of housing was also completed in the unincorporated areas within North Central County. Many of the 409 single family units that were finished under County jurisdiction were located at the **Pleasant Hill BART station** and on nearby Oak Road, and consisted of condominiums designed for nearby office workers.

Martinez added 210 units of new housing during 1986, primarily located in the growing John Muir Parkway area just north of Route 4. Several thousand additional units have been planned in this area, as well as a substantial amount of job generating uses. In tiny **Clayton**, almost no development occurred during 1986, although in the coming year it is anticipated the city will approve final plans for the 1,400 unit Oakhurst Country Club development by Presley Homes, which will eventually double the size of the city.

In the older **Lamorinda** area, a modest amount of development was recorded (approximately 125 single homes). This portion of the County is effectively built out, except for one isolated pocket of vacant land that could be developed in the near future, the Gateway Valley in Orinda.

Although the **San Ramon Valley** has a reputation as one of the most rapidly growing areas in the Bay Area, the number of homes that have been completed there over the last two years has been consistently lower than in the other three sections of the County. In 1986, the Town of **Danville** completed only 124 homes, many of which were in one project (Danville Ranch by Braddock & Logan). However, approximately 1,800 units have already been given preliminary or final approval in the large Sycamore Valley, and several hundred are currently under construction. The City of **San Ramon** registered 200 new single family units and two dozen apartments.

The largest amount of development occurred in the huge 3,700 unit **Canyon Lakes** project, which is being built in the unincorporated area east of San Ramon by several different companies. Approximately 300 homes were completed in the first neighborhoods of the project, coupled with some building in a nearby Shapell Industries subdivision (New Castle) and an apartment complex (Lincoln Properties' Country Brook). Upon completion, the units in these unincorporated development have been immediately annexed into the City of San Ramon, under the terms of a tax-sharing agreement worked out with the County.

At **Blackhawk**, the planned community of luxury homes east of Danville in the unincorporated area, custom homebuilding has continued at a steady pace. The project added 266 new homes in 1986. The final phase of the 2,300 unit community is expected to be completed during the next two years. In addition, five other large residential projects in the unincorporated Tassajara area, with a combined total of approximately 2,500 proposed new homes, are in the process of receiving final approval from the County, in a joint review process with the two cities. These developments are expected to be under construction during the late 1980's.

In West Contra Costa County, there are two locations where a substantial amount of new development has taken place: Hercules and Richmond. **Hercules**, a former company town for a dynamite manufacturer, has consistently been one of the fastest growing cities in the State. In 1975, the city contained only 51 residents; the city's population is now estimated at about 12,000. During 1986 the city added over 300 single family homes and 161 apartment units. A similar amount of annual growth is expected to continue through the 1990's.

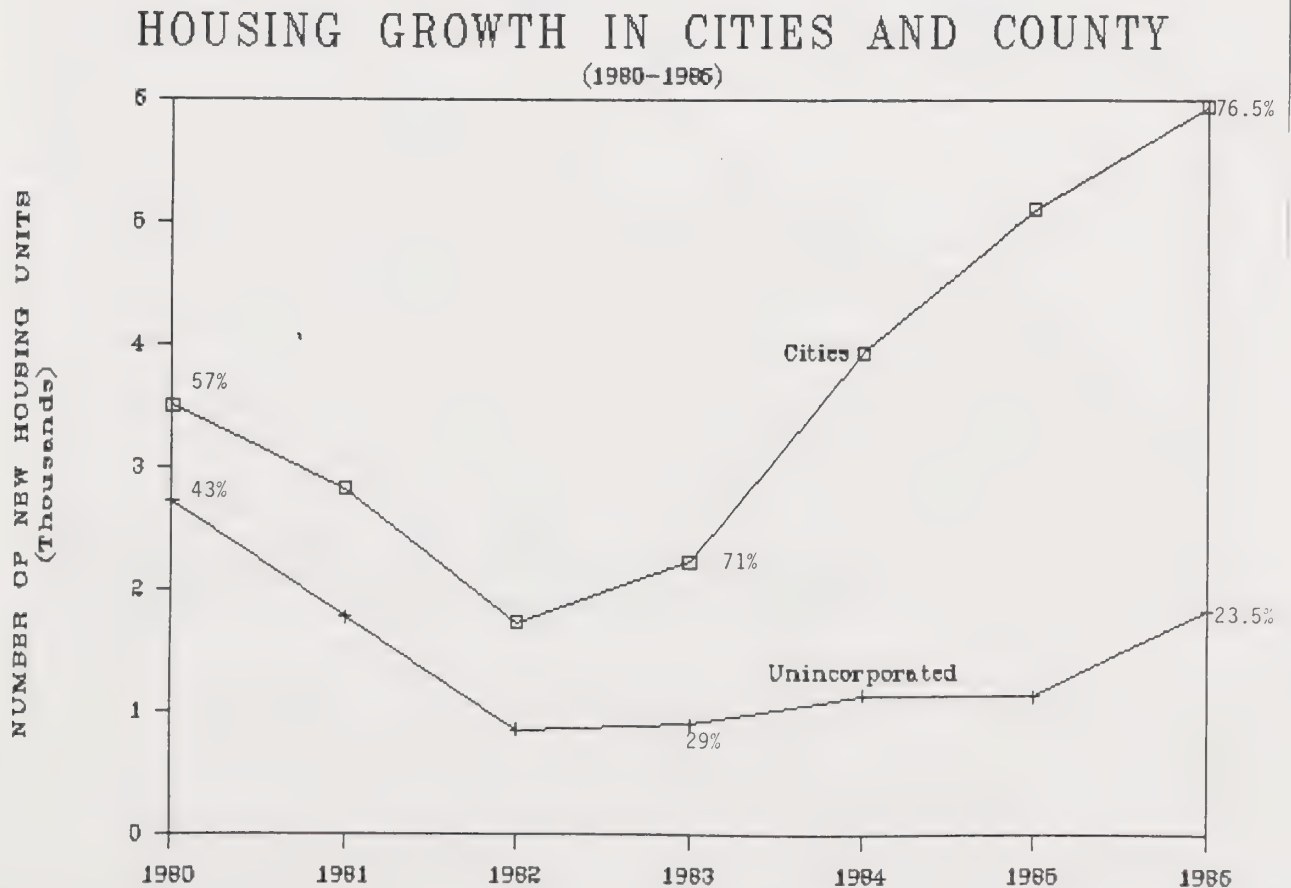
Richmond experienced a very large increase of 665 housing units during the last year, primarily located in three areas of the city: along the waterfront, around the Hilltop regional shopping mall, and along Castro Ranch Road in El Sobrante. Large projects which were active in 1986 included the Brickyard Landing and Marina Bay condominiums at the waterfront; the Hilltop Village condominiums and Hilltop Bayview apartments; and Carriage Hills subdivision by Dame near El Sobrante.

Other locations in West County which supported a moderate amount of housing development included **Pinole**, which added 134 units during 1986, and the unincorporated community of **El Sobrante**, with about 50 new homes.

Growth Trends in Contra Costa During the 1980's

Over the last decade as unincorporated land adjacent to cities has been annexed and developed, and new cities have incorporated, the County's role in approving and servicing new residential areas has shrunk dramatically. In 1980, approximately 43% of all housing completions occurred under County jurisdiction. By the end of 1986, **the proportion of development in the unincorporated areas had plummeted to under one quarter** (see Figure IV).

FIGURE IV



Growth in Contra Costa County has added **35,700 units of new housing since 1980**, for an average of 5,100 homes completed each year. But homebuilding during the 1980's has fluctuated wildly consistent with the national economic climate (see Table V and Figure VI).

The decade began on a relatively high note, as 6,240 units were finished in 1980. Housing starts began a nosedive during the next year, however, due to very high interest rates and a national recession. By the end of 1984 the local homebuilding industry had recovered, completing 5,100 new units. The following year saw almost 6,300 homes and apartments built in the County, an increase of 23%. During the most recent year, 7,800 units were constructed, representing another 24% increase over the previous twelve month period.

By examining the housing statistics for each jurisdiction in the County over the last seven years, it becomes apparent that the **strong construction activity in North Central County during 1986** has been a consistent pattern for some time (see Table V and Figure VI).

Almost **12,600 housing units** have been built in the communities along the northern section of I-680 since 1980, compared to **10,900 units completed in East County, 6,300 in West County, and 5,900 in the San Ramon Valley**. The cities that have experienced the most development activity over the last seven years are **Antioch** (approximately 3,900 new units); **Concord** (3,300); **Pittsburg** (2,850); **Martinez** (2,600); **San Ramon** (2,250); and **Richmond** (2,200). Other communities that added over 1,000 units since 1980 include **Walnut Creek** (1,900); **Pleasant Hill** (1,900); the **unincorporated areas of North Central County** (1,700); **Hercules** (1,700); unincorporated **Oakley** (1,500); **Danville** (1,450); and the unincorporated communities of **Blackhawk** (1,250) and **West Pittsburg** (1,050).

In terms of the type of housing that has been constructed in Contra Costa County since 1980, Figure VII illustrates the change over time of the mix between traditional single family homes on a separate lot, attached condominiums or townhouses, and multiple family apartment units. **In 1980, about three quarters (73%) of the new housing built in the County consisted of single family homes, 7% was condos or townhouses, and 20% was apartment units**. Over the last eight years, the mix of new housing has shifted significantly away from homes on individual lots toward attached housing (either condos or apartments). During the construction slowdown of the early 1980's, the percentage of new housing that was detached homes dropped from three quarters of the total to about six out of every ten new units. By the end of 1985, that proportion had shrunk further to about one half, and **during the last construction year, for the first time less than one half (42%) of the housing completed in the County was detached family homes**.

FIGURE VI

HOUSING GROWTH IN CONTRA COSTA BY AREA

(1980-1986)

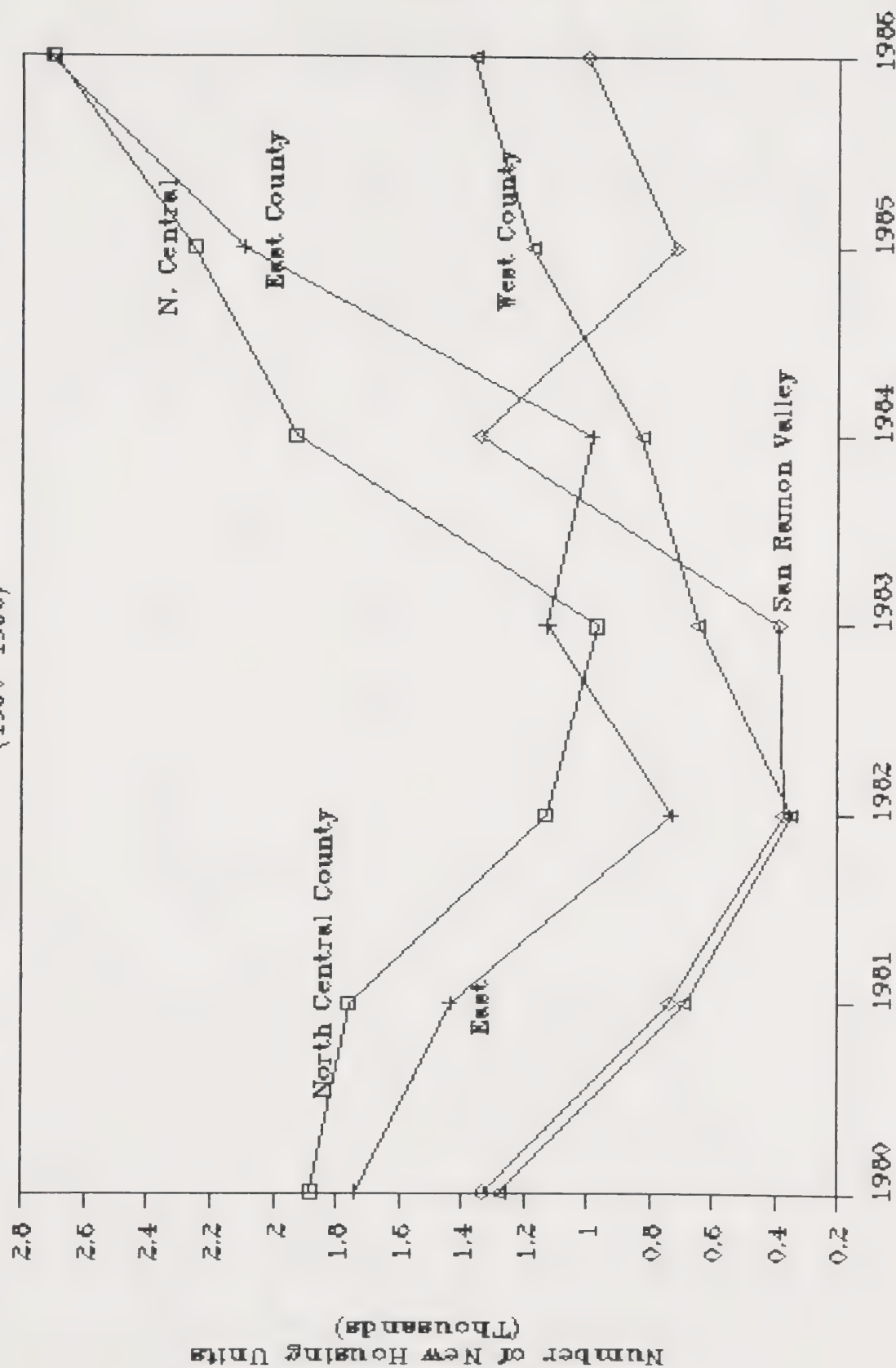


TABLE V

ANNUAL GROWTH IN HOUSING UNITS
BY JURISDICTION IN CONTRA COSTA COUNTY (1)
(1980-1986)

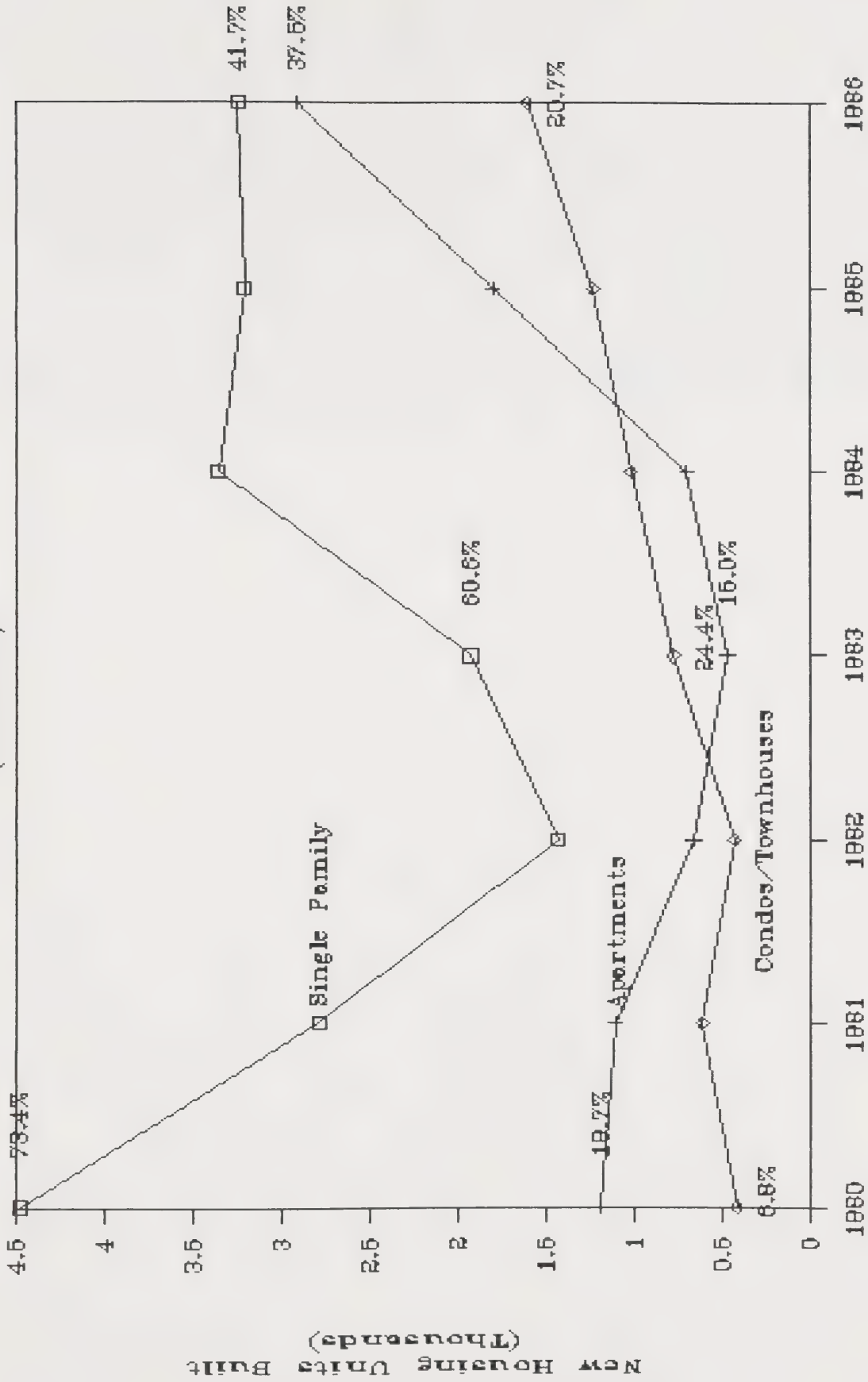
	1980	1981	1982	1983	1984	1985	1986	Total 1980-1986
	----	----	----	----	----	----	----	-----
EAST COUNTY								
Antioch	478	361	273	462	267	865	1,197	3,903
Brentwood	36	79	16	5	15	100	327	578
Pittsburg	443	529	246	308	196	596	534	2,852
W. Pittsburg (uninc.)	188	223	20	75	94	137	304	1,041
Oakley (uninc.)	300	80	73	214	307	234	335	1,543
Disco Bay (uninc.)	187	139	92	44	112	154	62	790
Other unincorp.	111	27	12	23	(2)	15	16	202
Sub-total	1,743	1,438	732	1,131	989	2,101	2,775	10,909
NORTH CENTRAL COUNTY								
Martinez	240	360	199	239	1,020	371	210	2,639
Concord	450	272	370	280	314	841	788	3,315
Clayton	99	0	2	19	63	54	3	240
Pleasant Hill	343	292	210	135	67	311	514	1,872
Walnut Creek	233	331	96	85	210	385	591	1,931
Lafayette	85	47	31	13	27	25	27	255
Moraga	62	40	4	5	58	136	86	391
Orinda (2)	48	60	25	26	26	35	20	240
Unincorporated	322	360	196	171	147	100	409	1,705
Sub-total	1,882	1,762	1,133	973	1,932	2,258	2,648	12,588
SAN RAMON VALLEY								
Alamo (uninc.)	40	63	24	27	56	57	78	345
Danville (3)	425	310	125	63	250	155	124	1,452
San Ramon (4)	600	225	145	135	730	197	226	2,258
Blackhawk (uninc.)	110	110	80	120	307	268	266	1,261
Other uninc.	159	31	3	44	3	43	308	591
Sub-total	1,334	739	377	389	1,346	720	1,002	5,907
WEST COUNTY								
El Cerrito	41	30	(1)	36	48	145	25	324
Richmond	449	216	146	211	237	279	665	2,203
San Pablo	249	222	31	133	81	114	11	841
Pinole	30	60	42	91	90	92	134	539
Hercules	275	3	70	152	273	452	478	1,703
Unincorp.	237	161	61	24	101	97	52	733
Sub-total	1,281	692	349	647	830	1,179	1,365	6,343
COUNTY TOTAL	6,240	4,631	2,591	3,140	5,097	6,258	7,790	35,747

Source: Contra Costa County Community Development Department
population and housing estimation program

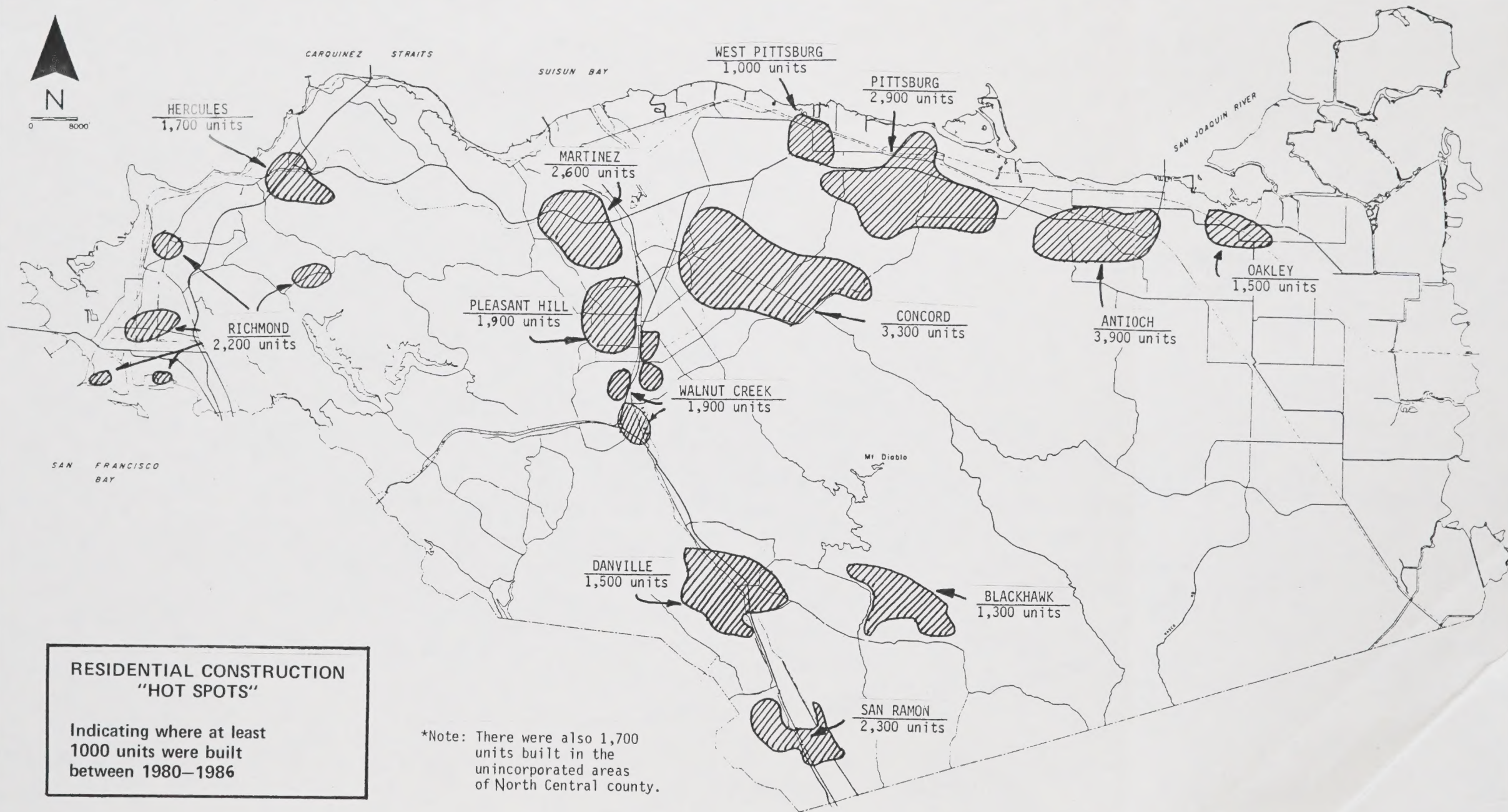
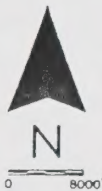
NOTES TO TABLE V (con.)

- Notes: (1) Data is housing completions during the calender year minus demolitions.
Totals do not include the effect of annexations.
- (2) Orinda was incorporated in 1985. (New building is included in the
the unincorporated totals through 1985.)
- (3) Danville was incorporated in 1982.
- (4) San Ramon was incorporated in 1983.

HOUSING GROWTH IN CONTRA COSTA BY TYPE (1980-1986)



As the proportion of new housing that is on separate lots has declined, the amount of new multiple family units and other attached housing has grown. **Townhouses and condominiums** together accounted for only 7% of the new housing in 1980. That portion climbed rapidly to about 24% of all new residential construction by 1983, but decreased to **about 21% of the total by the end of 1986**. Apartment building has flourished during the last two years, with 1,652 and 2,755 units completed in 1985 and 1986, respectively. **Apartments** represented one out of every five new units during 1980, dropped to only 15% of the total in 1983-1984, and **have sharply increased to account for 29% and 37% of all completions during the last two years**. However, multiple family construction is expected to weaken in the coming years due to changes in Federal tax laws.



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